

**JUDITH W. ROGERS
3132 O STREET, N.W.
WASHINGTON, D.C. 20007**

June 20, 2018

Board of Zoning Adjustment
D.C. Government
441 4th Street, N.W. Suite 200/210-S
Washington, D.C. 20001

To whom it may concern:

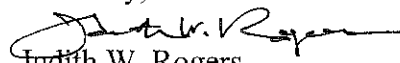
Re: BZA Application No. 19767

This is to register my opposition to use at 1351 Wisconsin Avenue, N.W. (Square 1243, Lot 75) as a "coffee/prepared foods shop with more than 18 seats." I am concerned about smells, garbage, noise, and parking. This Square is already plagued by smells from two pizza places on the east side of Wisconsin Avenue, trash and garbage from food sold there and at the CVS at O Street, trash and garbage left by bike-share users on 31st Street next to CVS, and the associated extra foot traffic and vehicular traffic for garbage pick up and street parking. O Street is already overwhelmed by vehicular traffic, parking is at a premium, and foot traffic crowds passage on the narrow brick sidewalks. More service trucks will add to existing congestion and noise.

Additionally, the application refers to a coffee/prepared food shop with *more than* 18 seats. No upper limit is set; what might begin as a relatively small operation could greatly expand. In any event, there will be additional noise (human and air conditioning noise). Coffee and other food smells will permeate our yards and homes every day and night, and if bacon and the like are served there will be additional smells as food is heated or reheated. More garbage will attract more rats.

There is no need for still another "coffee/prepared foods shop with more than 18 seats" in and around Square 1243. Such shops exist on both sides of Wisconsin Avenue at Dumbarton Street and P Street, as well as north of N Street continuing up to S Street. Experience shows that no matter how many promises are made by the owner or how many conditions are included in the approval of the Application, the quiet and enjoyment of our homes will be adversely affected even more than they currently are. Please deny the Application and help preserve this historic district for enjoyable living with a modest number of commercial (preferably non-food) operations on Wisconsin Avenue north of M Street through S Street, N.W.

Sincerely,


Judith W. Rogers

Board of Zoning Adjustment
District of Columbia
CASE NO.19767
EXHIBIT NO.33